

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Copy to: Highland City Corporation
5400 West Civic Center Dr. #1
Highland, Utah 84003



ENT 17228:2020 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Feb 11 8:47 am FEE 0.00 BY SS
RECORDED FOR UTAH COUNTY

Quit Claim Deed

Utah County

Affecting Tax No. 12:004:0017
12:004:0018
PIN No. 14088
Project No. S-LC49(165)
Parcel No. LC49:109:C

State of Utah, by and through the Division of Facilities Construction and Management, a division of the Department of Administrative Services, hereby QUIT CLAIMS to Highland City Corporation, Grantee, at 5400 West Civic Center Drive #1, Highland, Utah 84003, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land in fee for the Alpine Highway to North County Blvd., connector road, known as Project No. S-LC49(165) being part of an entire tract of land situate in the SE1/4 of Section 1, T.5S., R.1E., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning in the existing westerly highway right of way line of said North County Blvd., at a point 70.58 feet perpendicularly distant southerly from the right of way control line of said project, opposite approximate Engineers Station 57+37.24, which point is 1283.64 feet N.00°06'25"W. along the section line and 73.76 feet West from the Southeast corner of said Section 1; and running thence N.58°02'19"W. 61.50 feet to a point 38.00 feet perpendicularly distant southerly from the right of way control line of said project, opposite Engineers Station 56+85.00; thence S.89°59'46"W. 160.00 feet parallel with said right of way control line; thence N.87°08'30"W. 120.15 feet; thence N.86°54'32"W. 150.49 feet to a point 24.00 feet radially distant southerly from the right of way control line of said project, opposite Engineers Station 52+55.00, at the point of curvature of a non-tangent curve to the right with a radius of 2024.00 feet; thence westerly along said curve with an arc length of 424.38 feet, concentric with said right of said control line, chord bears N.83°21'38"W. 423.61 feet; thence N.77°21'14"W. 128.07 feet parallel with said right of way control line to the point of tangency of a curve to the left with a radius of 526.00 feet; thence westerly along said curve with an arc length of 419.09 feet concentric with said right

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of say control line, chord bears S.79°49'16"W. 408.09 feet; thence S.56°59'46"W. 349.88 feet parallel with said right of way control line to a point 24.00 feet perpendicularly distant southerly from the right of way control line of said project, opposite Engineers Station 39+19.48, thence S.54°42'20"W. 175.14 feet; thence S.33°00'14"E. 4.00 feet to the point of curvature of a non-tangent curve to the right with a radius of 635.00 feet; thence southwesterly along said curve with an arc length of 17.00 feet, chord bears S.57°48'13"W. 17.90 feet to a point 35.00 feet radially distant southerly from the right of way control line of said project, opposite Engineers Station 37+27.57, at the point of curvature of a non-tangent curve to the right with a radius of 475.00 feet; thence northwesterly along said curve with an arc length of 85.44 feet, chord bears N.63°59'42"W. 85.32 feet to a point 35.00 feet radially distant northerly from the right of way control line of said project, opposite Engineers Station 36+78.69, at the point of curvature of a non-tangent curve to the left with a radius of 565.00 feet; thence northeasterly along said curve with an arc length of 61.95 feet, chord bears N.60°08'15"E. 61.92 feet; thence S.33°00'14"E. 4.00 feet to a point 31.00 feet perpendicularly distant northerly from the right of way control line of said project, opposite Engineers Station 37+44.48; thence N.59°17'12"E. 175.14 feet to a point 24.00 feet perpendicularly distant northerly from the right of way control line of said project, opposite approximate Engineers Station 39+19.48, thence N.56°59'46"E. 349.88 feet parallel with said right of way control line to the point of tangency of a curve to the right with a radius of 574.00 feet; thence easterly along said curve with an arc length of 457.33 feet concentric with said right of way control line, chord bears N.79°49'16"E. 445.33 feet; thence S.77°21'14"E. 128.07 feet parallel with said right of way control line to the point of tangency of a curve to the left with a radius of 1976.00 feet; thence easterly along said curve with an arc length of 414.32 feet concentric with said right of way control line, chord bears S.83°21'38"E. 413.56 feet; thence N.87°44'52"E. 149.85 feet to a point 30.00 feet perpendicularly distant northerly from the right of way control line of said project, opposite Engineers Station 54+05.00; thence N.89°59'46"E. 280.00 feet parallel with said right of way control line; thence N.55°28'21"E. 61.32 feet to said existing westerly highway right of way line of said North County Blvd. at a point 64.80 perpendicularly distant northerly from the right of way control line of said project, opposite Engineers Station 57+35.59; thence along said westerly highway right of way line of said North County Blvd the following two (2) courses and distances: (1) S.00°00'02"W. 64.05 feet; (2) thence S.01°20'11"E. 71.28 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Continued on Page 3
UDOT RW-05UD (12-01-03)

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The above described tract of land contains 108,715 square feet in area or 2.496 acres.

(Note: Rotate above bearings 00°00'14" clockwise to equal Highway bearings).

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

IN WITNESS WHEREOF, said State of Utah, by and through the Division of Facilities Construction and Management, has caused this instrument to be executed this 3rd day of February, A.D. 20 20, by the Real Estate Manager.

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

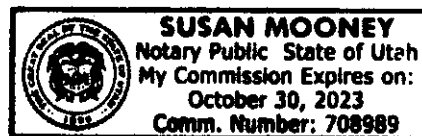
State of Utah, by and through the Division
of Facilities Construction and Management

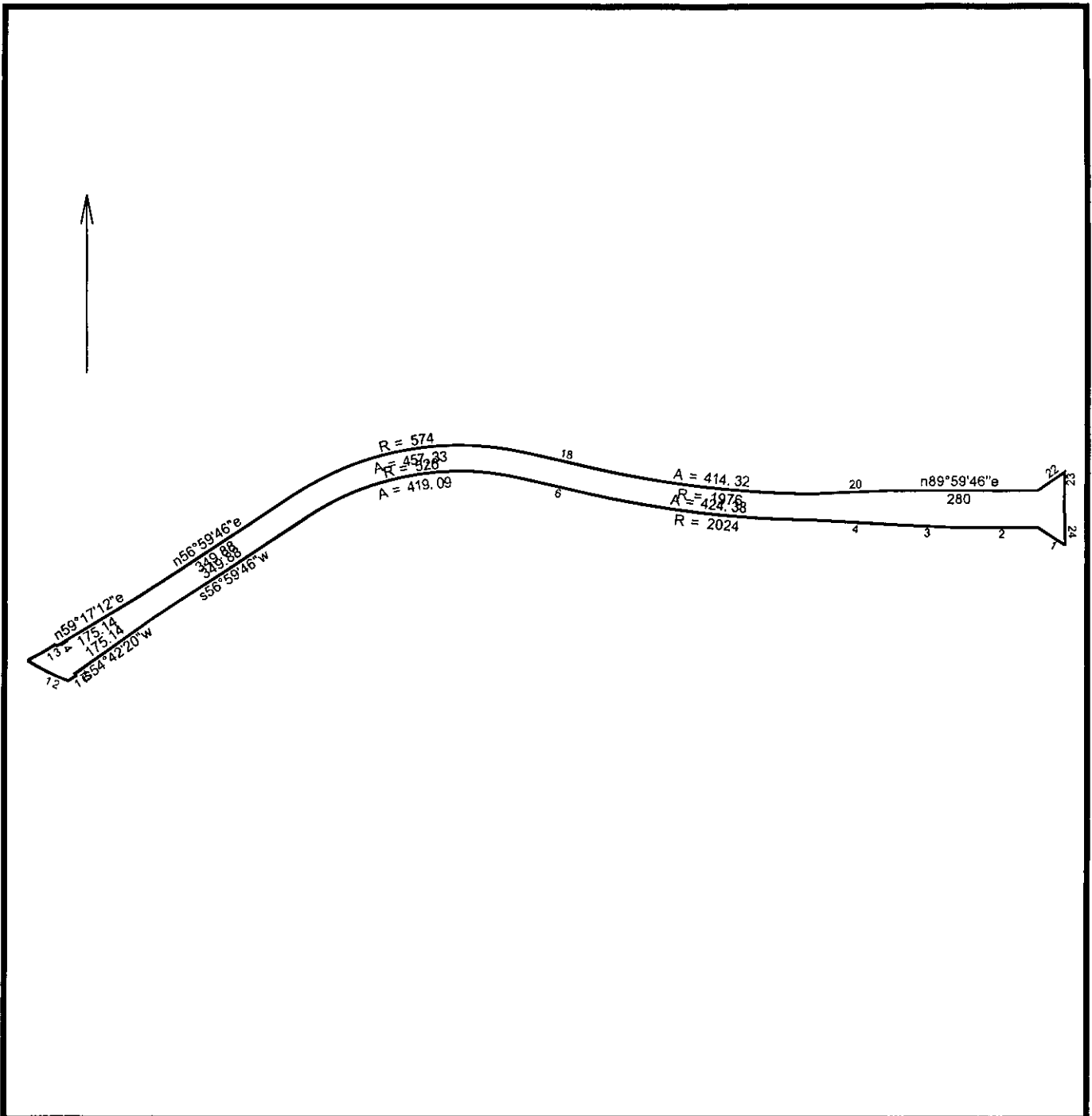
By Lee Fairbourn
Lee Fairbourn
Real Estate Manager

On the date first above written personally appeared before me, Lee Fairbourn, who, being by me duly sworn, did say that he is the Real Estate Manager, for the State of Utah, by and through the Division of Facilities Construction and Management, a division of the Department of Administrative Services; and he further acknowledged to me that said instrument was signed by him/her in behalf of said State of Utah, by and through the Division of Facilities Construction and Management, a division of the Department of Administrative Services.

WITNESS my hand and official stamp the date in this certificate first above written.

Susan Mooney
Notary Public





14088_S-LC49(165)_02P_109_C_DeedPlot

3/18/2019

Scale: 1 inch= 275 feet

File: 14088_S-LC49(165)_02P_109_C_DeedPlot.ndp

Tract 1: 2.4958 Acres (108715 Sq. Feet), Closure: n88.5651e 0.01 ft. (1/419192), Perimeter=4312 ft.

- | | |
|--|--|
| 01 n58.0219w 61.5 | 15 n59.1712e 175.14 |
| 02 s89.5946w 160 | 16 n56.5946e 349.88 |
| 03 n87.0830w 120.15 | 17 Rt, r=574.00, arc=457.33, chord=n79.4916e 445.33 |
| 04 n86.5432w 150.49 | 18 s77.2114e 128.07 |
| 05 Rt, r=2024.00, arc=424.38, chord=n83.2138w 423.60 | 19 Lt, r=1976.00, arc=414.32, chord=s83.2138e 413.56 |
| 06 n77.2114w 128.07 | 20 n87.4452e 149.85 |
| 07 Lt, r=526.00, arc=419.09, chord=s79.4916w 408.09 | 21 n89.5946e 280 |
| 08 s56.5946w 349.88 | 22 n55.2821e 61.32 |
| 09 s54.4220w 175.14 | 23 s00.0002w 64.05 |
| 10 s33.0014e 4 | 24 s01.2011e 71.28 |
| 11 Rt, r=635.00, arc=17.00, chord=s57.4813w 17.90 | |
| 12 Rt, r=475.00, arc=85.44, chord=n63.5942w 85.32 | |
| 13 Lt, r=565.00, arc=61.95, chord=n60.0815e 61.92 | |
| 14 s33.0014e 4 | |